



30 WOODGATE ROAD
WOOTTON | NORTHAMPTON
£575,000 FREEHOLD



-  sales
-  lettings
-  town & country

30 Woodgate Road | Wootton | Northampton | NN4 6ET

Situated within one of Wootton's most sought after locations is this executive detached family home. The property is coming to the market for the first occasion and has been enhanced significantly by the current owners. The ground floor offers a spacious entrance hall, re-fitted stairs case with modern glass balustrade, lounge with log burner, modern kitchen with integrated appliances to include induction hob, two ovens, two cool drawers, warming drawer, wine cooler and dishwasher. There is also underfloor heating within the kitchen area. The ground floor accommodation fully comprises entrance hall, cloakroom/WC, lounge, dining room, kitchen/family room and a utility room. On the first floor are four double bedroom all having built in wardrobes. The main bedroom has been fully re-fitted with a comprehensive range of bedroom furniture. The bathroom and en-suite shower room have been re-fitted in more recent times. Externally the property enjoys a private south facing rear aspect. The front and rear gardens have been landscaped with an abundance of mature flowers, shrubs and bushes. There is a double driveway which leads to a double integral garage with an electric door. The property is ideally located being close to many amenities, excellent schools and easy access to the motorway. An early viewing is strongly recommended. Council tax band F.

An executive four bedroom detached property situated within this sought after location | Modern kitchen with built in appliances | Double garage |

South facing private garden



Wootton Hope Drive, Northampton, NN4 6DY
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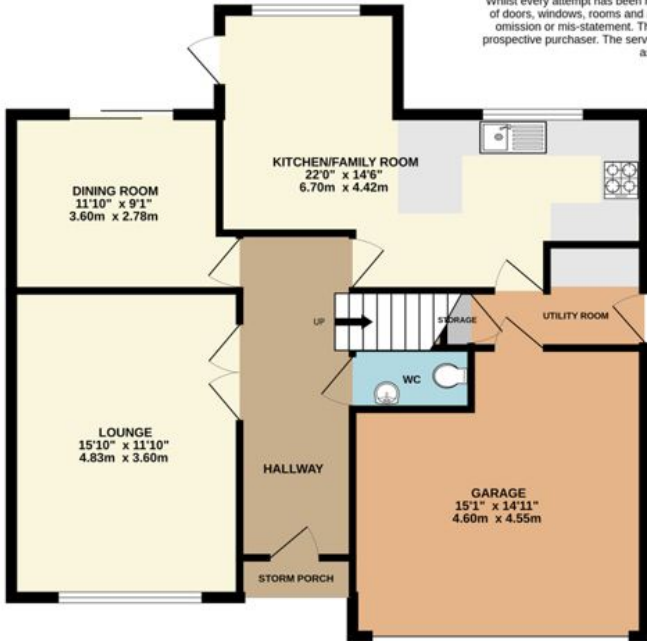
GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.

TOTAL FLOOR AREA: 1734 sq.ft. (161.1 sq.m.) approx.

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